19 File No. L G/S 105 P 2

RH&BC DEPARTMENT

B Class A BRANCH

Subject:— Low Income Group Housing Scheme

Policy regarding the —

(Provision PPS in R. I)

P. 10

File No. L G/S 105 P. 2 Karnatak

Std. Sectt. Slip 24 Be. B Class

G.R., G.D., No. 2408, dated 22-6-22.]

Correspondence

DOCKET SHEET

Subject :—

File No. _____

_____ DEPT.

_____ BRANCH.

References :—

Date.	To whom sent.	Notes and instructions.

G.R., G.D., No. 2408, dated 22-6-22.]

Correspondence

DOCKET SHEET (B)

Subject:— L.R.H.S. Applicabt fy to rural areas

File No. L GS 1056

R.H. & B.C. DEPT.

A BRANCH.

References:— 15479, 15957

Date.	To whom sent.	Notes and instructions.
28.3.56	A.S. II	
7.4.56	A.S. II.	
13.4.56	A.S. II	
24.4.56	A.S. II	

Subject: Low Income Housing - Applicability.

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No. C.D.B 3 Letter Dharwar, 14/3/1956

To

The Joint Secretary to Government,
Rehabilitation, Housing and Backward Class Dept,
Bombay.

HOUSING AND REHABILITATION DEPARTMENT.
LAS 1956
15429
17 MAR 1956

Govt have noticed that the response to Low-Income Housing Scheme has not been very encouraging so far. However, efforts are being made to popularise the scheme and we can expect better results next year. However, during implementation of the Scheme I was faced with one difficulty viz, applicability of the Scheme.

The Scheme as enunciated by Government of India provides that any person included in the Low-income Group viz, a person with less than Rs.5,000/- income per annum is eligible to obtain a loan. It is further stated that State Government shall prescribe areas to which the Scheme is applicable. All Municipal areas have accordingly been included in the Scheme. This seriously restricts the scope of the Scheme. I submit that the Low-income Group in rural areas deserves as much if not greater attention by Government than their counter-part in the cities. In the context of Second Five Year Plan, it has been repeatedly stated that the atrocious housing conditions in the village makes the average villager stagnant, un-enterprising and un-ambitious. If we are to create a new zest for life in our villagers, one of the most important single item requiring immediate attention is village planning and village housing. On principle, therefore, I suggest that Government may accept the applicability of the scheme to rural areas as well.

As I have stated earlier, the substantive scheme is applicable to all persons included in the Low-income Group. The Scheme further provides for certain restrictions on building, lay-out etc. These

within the cities are already controlled by Municipal enactments. It was therefore necessary for the State Governments to extend the applicability of the Scheme specifically to urban areas by legal enactments so as to make it consistent with the relevant Municipal laws. In case of rural areas, no such difficulty arises and hence an inference can be drawn that the Scheme is suo moto applicable to rural areas.

Even if my interpretation in the above para is not correct, I would request Government to extend the Scheme to rural areas generally or to specific schemes proposed by Collectors.

(K)

Collector of Dharwar

20 MAR 1956

Subject: Low Income Housing - Hanumanahalli, taluka Ranebennur District Dharwar.

No. C.D.B.3. Letter. Dharwar, 14/3/1956

To

The Joint Secretary to Government,
Rehabilitation, Housing and Backward Class Dept
Bombay.

In my letter No. C.D.B.3 dated 14th March 1956, I have referred to Government the question of extending the benefits of the Scheme to rural areas. In this district, we have selected a certain number of village centres to be developed on scientific lines. This includes proper village planning and establishment of modern village colonies. The procedure followed is to select a suitable area in the vicinity of villages where there is great demand for housing. This area is then laid out into plots providing for all the amenities which go to make a healthy rural centre. Thereafter, plots are assigned to invididuals who are most in need stipulating severe building conditions. The lay-out provides for construction of a well, school, approach roads and inter change roads, playgrounds, market place, village industry centre, dispensary, Goshala, tenant farming society and other activities suitable to the area. The plot holders as well as the neighbouring villagers jointly share the responsibility to implement the scheme. Each activity is sponsored by the concerned department and implemented either as a routine departmental scheme or as a part of the local development works. The procedure will be clear from the example given in the next para.

In Ranebennur Taluka, we noticed considerable demand for house sites in Kakol, Kajjari, Asundi and neighbouring villages. An area of about 50 acres on the main Poona-Harihar road was selected for development as a Model Village Centre. This was surveyed and a model lay-out plan prepared with the help of all outside officers concerned. A copy of this is enclosed. About 100 plots located in the areax at 'X' in the plan have

houses according to the Model Plan. Our immediate difficulty was to find some method by which these individuals could be given loans for construction of houses. As the houses come up, the other amenities of life will also have to be provided. Accordingly a well has been sanctioned under the Village Water Supply Scheme and will be constructed by the District Local Board. A school will be built by the District School Board or a Gram-Kendra or Community Centre will be constructed as part of the Local Develppment Programme. With the help of Village Industries Board, we are setting up few village industries such as carpentry, smithy, weaving etc. A Society has been formed to run a Go-shala. The Forest Department is taking up afforestation of the hill in the immediate background. A Tenant-Farming Society has been organised by the Cooperative Department to whom available Government land can be granted. With the help of District Local Board, it will be possible to set up a Veterinary Centre. As the Colony develops, it should be possible to provide some medical relief. It would thus be seen that efforts will be made to coordinate the activities of all Government departments to build up a new Model Colony with all the necessities of life. Fortunately, the Electric Supply line passes very close to this area and it should be possible to tap current without difficulty.

The scheme of setting up such centres will be greatly facilitated if the initial difficulty of starting house construction can be overcome by making available to the plot-holders loans under the Low-income Group Housing Scheme. At Hanamanhatti we are confident of success because all the neighbouring villagers are very enthusiastic about the scheme and can be expected

to play their part well.

The types of houses to be built would, of course, vary according to the means of the plot-holders. The cost of the smallest house is expected at about Rs.3000/- and the largest at about Rs.8,000/-. For calculation purposes, we may take the average cost at Rs.5,000/-. For 100 homes that we propose to build in the first instance we will require a loan to the extent of about Rs.5 lakhs. I shall be glad if Government could authorise me to grant loan to persons who want to build houses according to the approved plan in the proposed New Colony.

14.5.46

Collector of Dharwar

To

The Collector of Dharwar

No. LGS 1056/15957-A Sachivalaya, April 56
01 MAY 1956

Subject:- L.I.H.S. - Applicability -

Reference your letters no. C.D.B. 3 dated 14th March '56 on the above subject

2. The L.I.H.S. is essentially designed for urban areas and the G.O.I. have suggested that it should preferably be worked in large areas where housing shortage is acute. It is for this reason that Govt. has decided to restrict the scope of the scheme to Municipal areas only

3. The rural housing stands on a different footing and needs a different approach. The problem of rural housing was considered in the Housing Ministers' Conference held in June 1955 which had made certain recommendations in the matter of raising the standard of rural housing. Your attention in this respect is invited to endn. to the G.L., P.W.D., No. CDP 4955/73610-S dated 8th November 55 *

* Copy kept below

ISSUED
01 MAY 1956

Dy. Sec. to the Govt., R.H. & B.C. Dept.